

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

## INDUSTRIAL AND OFFICE UNITS

# TO LET

Littlesea Industrial Estate Lynch Lane, Weymouth,  
Dorset, DT4 9DN

- Industrial and office units
- Three phase electricity supplies to industrial units
  - Loading doors to industrial units
  - Allocated car parking

**From £4,500 per annum, exclusive**

## LOCATION

The property is located on the southern side of Lynch Lane. Weymouth town centre is with 2 miles. Dorchester and the main A35 east to west trunk road are approximately 7 miles to the north.

## DESCRIPTION

An industrial estate comprising a number of varying sized industrial and office units. Units can be taken individually or combined to form larger units, where adjoining. Externally there is allocated car parking.

## ACCOMMODATION (Gross Internal)

Unit A2	1,594 Sq Ft	148.09 Sq M
Unit A7	666 Sq Ft	61.87 Sq M

## BUSINESS RATES

Please contact us to confirm the Rateable Value of individual units.

## EPC

Available on request.

## TERMS

New full repairing and insuring leases, terms to be negotiated (outside the security of tenure provisions of the Landlord and Tenant Act 1954, Part II).

## RENT

Unit A2 - £6,500 per annum, exclusive.

Unit A7 - £4,500 per annum, exclusive.

## SERVICE CHARGE

A service charge is levied to cover communal maintenance and buildings insurance. Details available on request.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

## LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in transactions.

## NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-  
[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## VIEWING

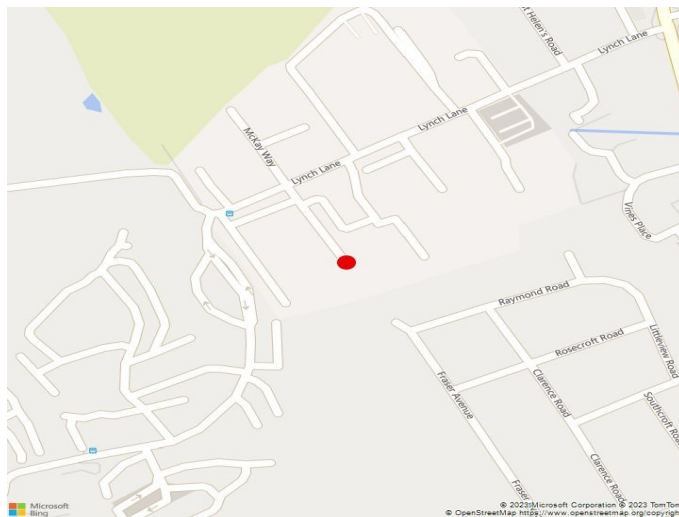
Strictly by appointment with sole agents:-

Tim Wright

45 High West Street, Dorchester, Dorset, DT1 1UT

T: 01305 230872

E: [tim.wright@gth.net](mailto:tim.wright@gth.net)



## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)